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Proposed C184glen

SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**.

RESIDENTIAL CORE IN MAJOR ACTIVITY CENTRES

1.0

Design objectives

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To create a garden setting by softening built form, providing a well landscaped garden corridor along the front and rear of the site and supporting front fencing that provides views to the street.

To support development with a well setback fourth storey.

To support new development that orientates living areas towards the front and rear of the site, and minimises both upper level living areas and upper level secluded private open spaces facing side boundaries.

To support building design that minimises the use of screening to manage overlooking and privacy.

To support new development that provides contemporary interpretations of elements of residential streetscapes including siting, design, roof form, fencing height, materials and colours.

2.0

Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least: <ul style="list-style-type: none"> 7 metres from a front street. 3 metres from a side street.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of one canopy tree for every 8 metres of front boundary and every 8 metres of rear boundary. If the result is not a whole number, round up to the nearest whole number. Each canopy tree should have a minimum mature height of 7 metres in the front setback and 5 metres in the rear setback.
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a rear boundary should be set back at least: <ul style="list-style-type: none"> 5 metres up to and including 10.8 metres in building height. 8 metres above 10.8 metres in building height. Side boundary setback requirements in accordance with Standards A10 and B17 continue to apply.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 4 metres, and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

	Standard	Requirement
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ 1.8 metres for streets in a Road Zone Category 1. ▪ 1.2 metres for all other streets.

3.0 Maximum building height requirement for a dwelling or residential building

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A building must not be constructed for use as a dwelling or a residential building that exceeds a height of 13.5 metres and four storeys.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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None specified.